

**6-4-15 mins.**

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## TAUNTON PLANNING BOARD MINUTES

CITY HALL, TAUNTON, MA 02780

Meeting held at Maxham School, 141 Oak St,

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DATE: June 4, 2015

BOARD MEMBERS: Bob Campbell, Chrmn. Dan Dermody  
Anthony Abreau, V.C. Arthur Lopes  
Manuel Spencer, Clerk Joshua Borden  
John Reardon

### ADVISORS:

Mark Slusarz, City Engineer  
Kevin Scanlon, City Planner

Roll Call: Abreau, Reardon, Dermody, Campbell and Borden present. Meetings opens at 5:31 PM

Dan made motion to accept minutes of May 7, 2015, seconded by Tony. All in favor.

### **Public hearing – Form J –Winthrop Street Prop I.D. 89-188 – Waiver of frontage – submitted by Mathew St. Germain**

Hearing opens at 5:36 P.M. Roll Call: Borden, Dermody, Abreau, Reardon, and Campbell present. Josh disclosed that he previously done work for petitioner in the past and after speaking with the Law Dept. there is no conflict so he can vote on the proposal. Josh read the hearing notice and letters from the City Planner and Conservation Commission which were placed on file. Paul Patneade, P.E. and Matt St. Germain were invited into the enclosure. Paul stated this is a 9.25 acre parcel located in 2 zoning district, the front portion is zoned Highway Business and the rear portion is zoned Rural Residential. The ZBA granted a variance for frontage. Paul stated they are basically putting each lot in use district.

Dan asked if this is the same land that was granted approval a few years back.? Matt stated a few months ago he was going to take a building permit out to put house back on the property. This property is directly next to the Pet Supply & Garden place. They have been through the Conservation Commission and they put well in. Josh if there will be any further division? Matt stated there is a lot of land in back that he does not own. If he purchased it perhaps.? John asked if septic system is in? Matt answers yes he put in before sewer was put in. He intends to building a house with 40 x 70 garage. Bob asked if the stock piling currently on the lot is going to be done? Matt stated they should be done by November. Josh made motion to open public input. Seconded by Tony. No one in favor or opposed. Josh made motion to close public input.

Seconded by Tony.

Josh made motion to grant the Form J plan with the following condition: have plan updated to reflect correct upland area. Seconded by Tony. All in favor. Hearing closed at 5:50 pm.

### **Public Meeting – Site Plan Review - 24 Winthrop Street - for the construction of a 9,000 square foot, 2.5 story office building with 22 parking spaces submitted by Carl Malloch, Jr., 113 Padelford St., Berkley, Ma.**

Josh read dept. comments from the DIRB and Veiola. Carl Malloch, Jr. and Randy Gagnon, Outback Engineering was invited into the enclosure. Randy stated this is the former site of Baron Brothers which burned down a few years ago. They are proposing an office building with parking under. The building will be 60 x 60 with a GFA of 9,000 sq. ft. with 22 parking spaces with 5 spaces under.. The handicapped accessibility will be from the street and there will be an elevator. This is in the flood zone and the AE and they will be following the contour. He used the Mass GIS and allocated the elevation with a contour of 18- 19? They did test pit out back and found sandy soils (d) This will be a redevelopment project so they are required to meet the Stormwater Management regs.

There will be 22 parking spaces with 1 van and 5 parking spaces under. It was asked what kind of offices? Carl stated he's not sure. He passed out conceptional plans. The door will be located at sidewalk level. The handicapped access is through the basement. John asked about putting guard rail up. It was noted this is where the homeless people camp out. Josh asked about the proposed invert? It was discussed at the DIRB. Josh suggested having condition about full drainage be reviewed and approved by City Eng. Bob asked about stormwater sepor Carl explains how it was coming in from top goes into the catch basin. Bob also asked about compensatory storage? They have to comply with FEMA regs. Carl stated they have been to the Conservation Commission. There was some discussion about catch basin outlet. John thanked Mr. Malloch for taking this piece and cleaning it up. Public input: Cornelius Hastings, 44 Winthrop Street stated he is in favor.

Tony made motion to approved with DIRB & dept. comments, seconded by Dan. All in favor.

**Condition #1) That the plans dated March 30, 2015 shall govern with the following additional conditions;**

**Condition #2) A set of updated plans shall be submitted that conforms to all of the requirements of this decision before any building permits will be issued. Two sets are required.**

**Condition #3) Lighting shall not illuminate any portion of abutting properties**

Condition #4) The site shall be kept clean and clear of debris

Condition #5) Two set of as-builts shall be submitted prior to occupancy and shall include certification notes and stamps by a Design Engineer (PE) and Land Surveyor (PLS) stating that the development has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-builts.

Condition #6) Show the free standing sign on the plan

Condition #7) An oil/ water separator is required for the interior parking

Condition #8) Compliance with the Order of Conditions from the Conservation Commission or superseding authority for case #2612 is required

Condition #9) The dumpster shall be kept closed at all times, be emptied regularly and the pad shall be raised above the 100 year flood elevation

Condition #10) A dumpster permit is required for dumpsters six yards or more

Condition #11) Fire extinguishers installed throughout according to nfpa 10 and 527cmr

Condition #12) Fire alarm and fire suppression drawings and design shall be approved prior to the issuance of any building permits.

Condition #13) The fire suppression system shall be installed throughout the proposed office building, pursuant to MGL ch 148 sec 26I and 26G and in accordance with NFPA 13 and related NFPA standards

Condition #14) The Fire Alarm system shall be installed throughout the proposed office building with automatic notification to the Taunton Fire Department and shall include a Radio Master Box

Condition #15) The addition of sewer warning tape 2 feet above the pipe is required

Condition #16) The plans shall show the connection to the main sewer. An 8x6 saddle tap shall be required above the flow line in the 10 or 2 o'clock position.

Condition #17) A final as built shall be submitted prior to occupancy

Condition #18) Any protective sheeting used for the pipe installation must be removed from trench after the pipe is installed.

Condition #19) The backwater valve requirement will be waived if the rim elevation of the lowest fixture in the building is higher than the rim elevation of the first upstream sewer manhole cover in the street.

Condition #20) Drainage Report shall be approved by the City Engineer prior to the issuance of any building permits.

**Cont'd. Public Meeting – Site Plan Review – 263 Broadway – to allow auto sales in a portion of the existing building. – submitted by Robert Martin, Jr., Nitram Realty Trust –**

Letter requesting to withdraw without prejudice.

Josh made motion to allow the petitioner to withdraw without prejudice seconded by Dan. All in favor.

**Winthrop Heights Subdivision – Update on completion**

Richard Feodoroff was invited into the enclosure. He was here in February and has met with Hyde Paving and it has taken longer than expected to complete top coats. He will be repairing curbing, sidewalks and potholes and then put final coat on. He intends on coming back in October with street acceptances. Bob stated if he has secured paving company keep them working.

**River's Edge Subdivision - Update on completion-**

Mr. Feodoroff stated he is hoping to have this subdivision completed and paved and come back in July for E-5 process.

Meeting adjourned at 6:25 PM .